



PLANNING DEPARTMENT

CITY OF NEWARK

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June 6, 2005

Ms. Dorothy Morris
Office of State Planning
540 S. Dupont Hwy., Ste. 7
Dover, DE 19901



Dear Ms. Morris:

I have attached for the Office of State Planning's review and comment a "plus" application regarding a proposed amendment to the Adjacent Area Land Use Plan II portion of the City's recently updated Newark Comprehensive Development Plan. As you can see from the application, we have received a request for the annexation of a property located within a planning area designated for "commercial (auto-oriented)," "manufacturing/office research," and "stream valley" land uses. As part of this annexation process, in light of the proposal for 88 condominium adult community units, we will need to amend our Comprehensive Plan so that Planning Area Two also permits, "single family residential (medium density)," and "multi-family residential uses."

Please let me know if you need additional information.

Sincerely,

Roy H. Lopata
Planning Director

RHL/ed
Attachment

cc: Jeff Lang, Lang Development Group
Joseph Charma, Landmark Engineering

PLANNING AREA NO. TWO

Recommended Uses:

- COMMERCIAL (AUTO-ORIENTED)
- MANUFACTURING/OFFICE RESEARCH
- SINGLE FAMILY RESIDENTIAL (MEDIUM DENSITY)
- MULTI-FAMILY RESIDENTIAL (MEDIUM TO HIGH DENSITY)
- STREAM VALLEY

Location:

Along Elkton Road to
Maryland line

Existing Uses:

- Commercial
- DuPont - Stine Labs
- Iron Hill Lumber

Special Conditions Affecting Development:

- Increasing Traffic Volumes on
Elkton Road
- Potential for Newark/Elkton Transit
- Gateway to City

Previous Plan:

- Commercial
- Industrial
- Office Research
- Stream Valley

Rationale For Recommended Uses:

- Developed and Developing as Proposed
- Good Access to Turnpike
- Additional Commercial Development
Should be Closely Regulated to
Minimize Traffic Impact
- Residential with appropriate safeguards
for community, environment and traffic flow
- Other Uses Appropriately Designed
May be Considered, Taking into
Account Site and Environmental Conditions

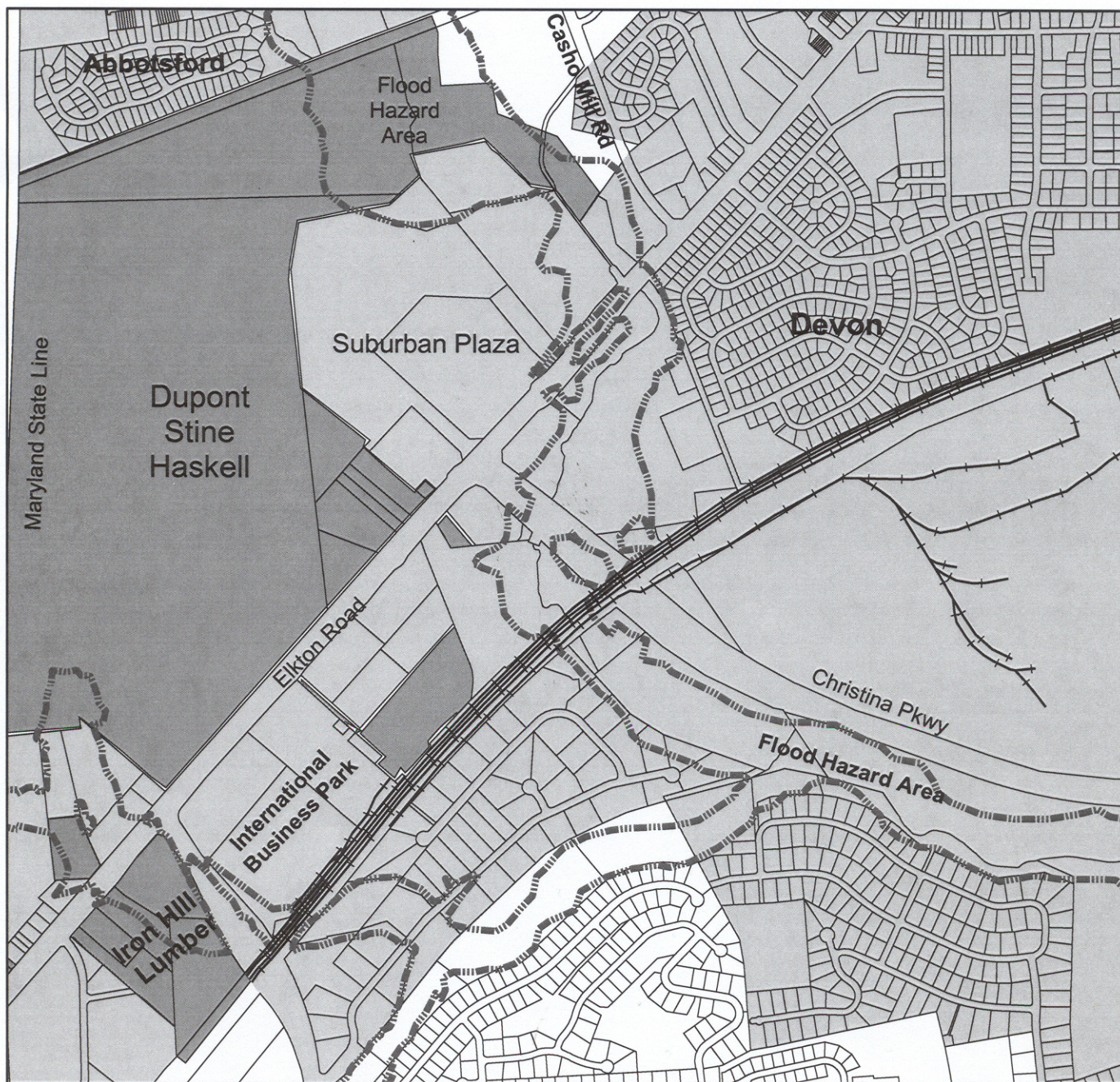
Generalized Current County Zoning:





- Industrial
- Neighborhood Commercial
- Single-Family



Figure 2: Planning Area Two

0 500 1,000 2,000 3,000 4,000 Feet



-  City Boundary
-  Planning Area Two
-  Flood Hazard Area
-  newarkRR